

MINUTE BOOK XXVI, PAGES 7-17
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES
FEBRUARY 09, 2017

The regular meeting of the Town of Troutman Town Council was held in the Troutman Town Hall, 400 North Eastway Drive, North Carolina on Thursday, February 09, 2017 at 7:00 p.m. with the Mayor Teross W. Young, Jr. presiding.

Council Members Present: Sally P. Williams, Judy Jablonski, W. Paul Henkel, James K. Troutman, Paul R. Bryant

Council Members Absent: None

Staff Present: Justin E. Longino, Interim Town Manager; Kimberly H. Davis, Town Clerk; Steven H. Shealy, Finance Director; Erika G. Martin, Planning Director; Matthew A. Selves, Police Chief; Adam K. Lippard, Public Works Manager; Emily Watson, Parks & Rec. Coordinator; Gary W. Thomas, Town Attorney

Press Present: Debbie Page, SVL Free News
Jennifer Dandron, Statesville Record & Landmark

MAYOR PRO TEM YOUNG CALLED THE MEETING TO ORDER

ITEM 1. MAYOR YOUNG WELCOMED VISITORS AND GUESTS

ITEM 2. INVOCATION – Delivered by Pastor Heidi Punt, Christ United Lutheran Church, Granite Falls

ITEM 3. PLEDGE OF ALLEGIANCE

ITEM 4. ADJUSTMENTS TO THE AGENDA

Removal of Consent Agenda Item 13 – Consideration of Policy #49 titled: *“Town of Troutman Private Streets Snow Removal Policy”*

Upon motion by Council member Williams, seconded by Council member Henkel, and unanimously carried, removal of Consent Agenda Item 13 – Consideration of Policy #49 titled: *“Town of Troutman Private Streets Snow Removal Policy”* was approved.

ITEM 5. APPROVAL OF AGENDA

Upon motion by Council member Jablonski, seconded by Council member Bryant, and unanimously carried, agenda for the regular meeting of February 09, 2017 was approved as amended.

RECOGNITIONS

ITEM 6. BUSINESS SPOTLIGHT – LIFESPAN Services, (Mayor Young)

Mayor Young recognized LIFESPAN Services of Troutman located at 143 Iredell Avenue as the Business Spotlight of the month stating that Lifespan is a state-wide human services, non-profit organization based in Charlotte, North Carolina. LIFESPAN began in 1973 when five children were excluded from a Charlotte-Mecklenburg public school due to their significant developmental disabilities. A group of concerned citizens from St. Mark's Lutheran Church in Charlotte and the Arc of Mecklenburg County formed a group and created an educational day program in the basement of the Church and took on the name St. Marks in honor of the church and its members. The children's program was very successful and they soon added programs for adults. By 1980 they had outgrown the space at St. Mark's so they

moved to a new facility on North Graham Street in Charlotte, which is now home to the LIFESPAN Creative Campus-Center City program. During the 80s and 90s, they continued to add new services and began reaching out to individuals beyond the Charlotte boundaries. In 2000, the name changed to LIFESPAN to better reflect the work they do in offering opportunities through an individual's lifespan.

Davan Cloninger, current President and CEO, leads the organization along with a Board of Directors and a regional Board of Visitors. Their mission has remained the same for more than three decades *to empower children and adults with intellectual and developmental disabilities by providing education, employment and enrichment opportunities to live, work and play in their communities*. LIFESPAN is a \$16 million dollar agency supporting over 1500 children and adults with intellectual and developmental disabilities in their collection of community programs across North Carolina. LIFESPAN is in need of enthusiastic volunteers and will help match your special skills and talents with the opportunities that exist. LIFESPAN also accepts charitable gifts in many forms from cash, stock donations, to amazon gift cards.

On behalf of LIFESPAN, Alisha Cordle, Program Coordinator and Tonya Watts, Program Director accepted the Certificate of Recognition that was read aloud and presented by Mayor Young.

Ms. Cordle shared LIFESPAN's three main goals: educate, enrich, and employ. In Iredell County, LIFESPAN currently serves approximately 100 individuals. Fifty of those attend their day program and another twenty-eight are gainfully employed. The program consist of holding classes-dance, art, sewing, therapeutic music, and sensory room. Mitchell College holds adult education classes, and Circle School in Statesville who has a 50/50 ratio of children with and without disabilities to help with integration stating that inclusion is one of their largest problems to solve. In complimenting LIFESPANs facility and their group of volunteers, she invited Council and the community to visit. Ms. Cordle thanked Mayor Young and Council for the recognition.

(Copied in full, Certificate of Recognition is filed on CD titled, "Town Council Supporting Documents" dated February 6th and February 9th, 2017 in CD Book #1 titled, "Town Council Supporting Documents")

ITEM 7. RECOGNITION OF AREA SCHOOLS FOR 2016 CHRISTMAS PARADE PARTICIPATION,
(Chuck Gallyon, Troutman's Parade Coordinator)

In recognition of area schools, Mr. Chuck Gallyon, Parade Coordinator thanked West Iredell and South Iredell High School Principals, Band Directors and band students for their participation in the Town's 1st Christmas Parade in 50 years. He also thanked the Career Academy and Technical School (CATS) Principal Larry Rogers for allowing the use of the school grounds in the staging of the parade. Mayor Young presented each school with a check for \$100, and each individual with a Town medallion and patch.

South Iredell Principal - Tim Ivey
South Iredell Band Director - Jill Parker

West Iredell Principal - Gordan Palmer
West Iredell Band Director - Charles Evans

STANDING REPORTS

ITEM 8. TROUTMAN ESC PARK, (Emily Watson, Parks and Recreation Coordinator)

In the absence of Committee Chairman, John Larew, Parks and Recreation Coordinator Emily Watson presented the following monthly park report:

- ESC Park Memorial Bricks: The committee has sold 158, leaving 42 to be sold to complete the wagon wheel. First shipment arrived today.

- Greenway repair in front of LIAT: The bollard was ran over and the greenway asphalt damaged. Public works salvaged the bollard, removed large pieces of asphalt, and filled the hole with gravel. The asphalt will be repaired as warmer temperatures allow.
- Get Fit Iredell Committee: Ms. Watson is working with Playworld and Bliss Products to obtain quotes for the playground sunshades.
- Sprint into Spring: Registration is up 120% from this time last year. Good community support with 16 financial sponsors and 16 product sponsors for the event. Event date: March 4th.
- Dog Park: Community workday is scheduled for Saturday, February 11th, 9am – 12pm. Invited all to come out and help. The Parks and Rec Committee is reaching out to surrounding communities for feedback, opportunities, and suggestions on how they run their Dog Parks.
- ESC Park Gate: Scheduled to be installed within the next 2 weeks. The gate will help with traffic control and suspicious activities after hours.
- Troutman Business Council: TBC confirmed 2017 Party in the Park dates of June 2nd and September 1st.
- Equipment Repair: Public Works repaired a piece of playground equipment.
- Pavilion Rentals: Bookings/rentals dates have been confirmed for March of Dimes 5K, Dancing Davis Shaking off Cancer 5K, Miles for Matt 5K, Inglewood Reunion, and 2 birthday parties in February.

ITEM 9. J. HOYT HAYES MEMORIAL TROUTMAN LIBRARY, (Rebecca Lopez, Troutman Branch Manager)

Ms. Rebecca Lopez, Manager of the J. Hoyt Hayes Memorial Troutman Library presented the following monthly library report on current and upcoming programs and events:

- NEST Access (Network to Expand Student Access) went live as of January 17th. The program gives all ISS students from Pre-K to 12th grade automatic access to all online resources, including 10 print/audio books, with no fines/late fees. The program works at all Iredell County Public Library locations, but not NC Cardinal
- 1000 Books Before Kindergarten Program kickoff was Saturday, February 4th. The nationwide program is for children from birth to age of 5 to have heard or read 1000 books before they start school. Currently, there are 100 children registered
- Teen Volunteer Club met Thursday, February 2nd and put together “Soldiers Care Packages” for a platoon of 24 men/7 women from North Carolina, stationed in Kuwait that were mailed this morning.
 - Next Opportunity: Saturday, from 9am-12pm, Dog Park Workday.
- Family Trivia Night will be held Tuesday, February 21st, at 5:30pm to increase adult programing, bringing families together. Interactive electronic software “Kahoot” and SmartBoard will be used. Trivia topics will include general knowledge, famous children’s books, and books to film.

COMMENTS FROM VISITORS AND GUESTS

The Public is invited to address the Town Council with comments or concerns. The public comment period is limited to three (3) minutes per individual.

None

CONSENT AGENDA: *Items on the Consent Agenda are considered to be routine by the Town Council and will be approved with one motion. There will be no separate discussion on these items unless the Mayor or a Council member so requests, in which event the item will be removed from the Consent Agenda and considered as the first item under New Business.*

ITEM 10. APPROVAL OF AGENDA BRIEFING MINUTES OF JANUARY 09, 2017

ITEM 11. APPROVAL OF REGULAR MEETING MINUTES OF JANUARY 12, 2017

ITEM 12. APPROVAL OF CLOSED SESSION MINUTES OF JANUARY 12, 2017

ITEM 13. (REMOVED FROM THE AGENDA UNDER AGENDA ITEM 4 “ADJUSTMENTS TO THE AGENDA”)

ITEM 14. APPROVAL OF EASTWAY BUSINESS FAÇADE

ITEM 15. ADOPTION OF RESOLUTIONS OF AWARD FOR GREENWAY PROJECTS

- a. Resolution 03-17 Titled: *"Town of Troutman Resolution of Award for the North Main Street Greenway Ext. EB-5532 (WBS #50047.3.1)"* to Bell Construction
- b. Resolution 04-17 Titled: *"Town of Troutman Resolution of Award for the Old Mountain Road Greenway EB-5530 (WBS #50045.3.1)"* to Country Boy Landscaping, Inc.

ITEM 16. APPROVAL OF TOWN MANAGER EMPLOYMENT AGREEMENT

Upon motion by Council member Jablonski, seconded by Council member Troutman, and unanimously carried, Consent Agenda was approved as presented above.

(Copied in full, Eastway Business Façade, Resolutions 03-17 and 04-17 is filed on CD titled, "Town Council Supporting Documents" dated February 6th and February 9th, 2017 in CD Book #1 titled, "Town Council Supporting Documents")

(Copied in full, Town Manager Employment Agreement is filed in the employee's personnel file)

(Copied in full, Resolutions 03-17 is filed in Resolution Book IV, Page 3)

(Copied in full, Resolutions 04-17 is filed in Resolution Book IV, Page 4)

NEW BUSINESS

ITEM 17. APPROVAL OF WAYFINDING SIGNAGE PROPOSAL, (Erika G. Martin, Planning Director; Buzz Bizzell, Bizzell Designs)

Mr. Buzz Bizzell, Bizzell Designs presented Council with a Town of Troutman Wayfinding Program created together with Planning Director Erika Martin and the Wayfinding Steering Committee. The program is designed to manage growth and traffic while developing a brand for the Town by using Lake Norman as the concept showing the rustic nature of the Town's assets and vision with signage, murals and by creating a gateway to the community. Mr. Bizzell stated that workshops were held with the Steering Committee where they looked at how to attract others/visitors to Troutman. Images were designed for branding purposes, 18 directional/wayfinding signs were designed that can be placed on NCDOT's right-of-way at no cost, and a mural was designed to enhance the south facing wall of the building at the Wagner Street parking lot. In highlighting parking as being the Town's key areas in having the most impact and the most practical areas to begin with the program, he commented that providing safe and better parking access with defined signage will make visitors want to stop and stay longer. Using power point presentation, signage dimensions, and placement was displayed. The Wayfinding Program preliminary budget of \$96,000 would be spread over 2 fiscal years in 3 phases. The following two changes were made: changing the lettering (the "n" in Troutman) to look more like an "n" and the removal of the slogan "Enjoy Lake Norman...Naturally".

Upon motion by Council member Henkel, seconded by Council member Jablonski, and unanimously carried, design proposal for Wayfinding Signage was approved with changes as discussed.

(Copied in full, power point presentation is filed on CD titled, "Town Council Supporting Documents" dated February 6th and February 9th, 2017 in CD Book #1 titled, "Town Council Supporting Documents")

ITEM 18. ANNEXATION (NON CONTIGUOUS), (AX-17-01), Applicant: Pruitt Development Corporation, located at 111 Westmoreland Road, Pin 4659274254, 10.6 Acres, (Martin)

Planning Director Erika Martin presented the annexation request stating that Pruitt Development Corporation is requesting voluntary annexation of 111 Westmoreland Rd. The site is comprised of approximately 11 acres and located just over a quarter mile from Sutter's Mill. No water or sewer service is currently in place at this site, but the applicants are not requesting such services. The property is approximately 2.2 miles from our contiguous corporate limits and

within the agreed upon annexation boundary with Mooresville. The site meets the requirements for voluntary satellite annexation; therefore, Staff recommends approval.

a. Call for Public Hearing

Mayor Young Opened the Public Hearing

Clark Tew, Attorney with Homesley & Wingo Law Group in Mooresville spoke representing Pruitt Development Corporation on Mr. Pruitt's behalf in favor of the annexation request stating that the proposed property is on the book end of the territory of the town's 2035 Comprehensive Land Use Plan and is a focus for development of the town. Annexation of the property will allow the town to begin the move forward in planning for utilities expansion, police protection and control development. He concluded by commenting that annexation would be for the benefit of welfare, health and safety of the citizens of the town.

Timothy Owenston, area resident questioned the acreage to be annexed asking if the town was only considering the acreage on the northern side of Westmoreland Road. Mayor Young confirmed that it is only the northern side of Westmoreland Road that is being considered.

Mayor Young Closed the Public Hearing

(Public Hearing sign in sheet is attached to and made part of these minutes)

(Copied in full, public hearing notice is attached to these minutes)

b. Adoption of Ordinance 02-17 Titled: "*An Ordinance to Extend the Corporate Limits of the Town of Troutman, North Carolina (Non-Contiguous)*"

Discussion was held by Council member Henkel regarding Council staying cognizant of and consistent with the 2035 Comprehensive Land Use Plan.

Upon motion by Council member Henkel, seconded by Council member Troutman, and unanimously carried, Ordinance 02-17 titled: "*An Ordinance to Extend the Corporate Limits of the Town of Troutman, North Carolina (Non-Contiguous)*" was approved.

(Copied in full, Ordinance 02-17 is filed in Ordinance Book 8, Pages 135-137)

(Copied in full, petition of annexation, property map, public hearing notice is attached to these minutes)

(Copied in full, petition of annexation, property map, public hearing notice, and adjacent property owners letter is filed on CD titled: "Town Council Supporting Documents" dated February 6th, and February 9th, 2017 in CD Book #1 titled: "Town Council Supporting Documents")

ITEM 19. REZONING REQUEST (RZ-17-01), Applicant: Pruitt Development Corporation, located at 111 Westmoreland Road, PIN 4659274254, 10.6 acres from Iredell County Residential Agriculture (RA) to Town of Troutman Highway Business (HB), (*Martin*)

Planning Director Erika Martin presented the rezoning request stating that due to Town Council's action annexing 111 Westmoreland Road into the Town limits, the property will need to be converted from Iredell County zoning to Town of Troutman zoning. Staff is recommending rezoning the property to Highway Business. She commented that this recommendation has called into question spot zoning, presenting the following as why she believes it to be valid spot zoning:

- The Town's 2035 Future Land Use Map shows this tract as our southernmost reach and shows this area transitioning to Interchange Commercial and the Town's most comparable zoning district is Highway Business. The area of interchange commercial runs along the Hwy 21 corridor from Exit 42 and terminating at this property. The location doesn't signify this lot as being the last property to become commercial along the corridor, the plan ends here

because Westmoreland Road is essentially a line in the sand between the planning efforts and annexation abilities of Troutman and Mooresville. As the 2035 Future Land Use Plan shows adjacent properties also transitioning to Highway Business, staff would likely be supportive of any land owner rezoning to Highway Business along this section of Hwy 21, thus, affording them the same benefits and producing similar detriments.

- The Town's Land Use Plan's Commercial Development Goal and Business and Industrial Development Goal are supported by this request, because if this change in zoning occurs it will benefit our economy by increased tax dollars, potential for a diverse mix of uses, and new job opportunities. The Town's zoning regulations will insure whatever is built is attractive and protect residential properties through increased buffering, and nuisance controls.
- The Town also has plans and policies in place limiting driveway cuts on Hwy 21 and requiring parallel road connectors to assist in keeping vehicular traffic running efficiently in our community. Also, while utilities have not been requested at this site and are not currently available, our water master plan calls for the future extension of a 16" line on Hwy 21 and 12" line along Westmoreland Road. Development of this site will require dedication of easements to assist the Town in implementation of our Water Master Map, thus working towards providing reliable water service to residents living in this area.
- Planning Director Martin stated that a reasonable walking distance is often defined between ¼ mile and ½ mile, with a reasonable biking distance up to 3 miles. The location on the corner of Westmoreland Road and Hwy 21 is within this walkable/bikable range for a number of residents living in the area. The Town has adopted plans and policies to further promote our community as bike-ped friendly, so if this site is developed sidewalks will be required on the perimeter to connect to future development and existing neighborhoods.
- Troutman's Highway Business district permits numerous uses by right, which if rezoned could develop on this property with issuance of a standard zoning permit. Examples of uses that may be beneficial to our community as a whole and the example neighborhoods mentioned include daycare centers, restaurants, small retail uses, small grocery chains, hair salons, and mixed residential. Some of the uses allowed by right, such as bars and night clubs would not be able to locate on this tract of land due to additional zoning requirements of the Town and the proximity of single family residential homes. There is also a diversity of uses allowed in the Highway Business district with issuance of a Special Use Permit. Examples of such uses that may be beneficial to the surrounding neighborhoods and the community at large include hotels, boat sales and services, gas stations, mini storage, and larger scale retail like anchored grocery stores. Therefore, should the Town rezone this property to Highway Business this evening, they are approving the potential for the uses allowed by right. However, all special uses must go before the Board of Adjustment for thorough evaluation; including, proof that the proposed use will not materially endanger the public safety, nor injure the value of abutting property, and will be harmonious with the area.
- In regards to the relative small size of this tract in relation to the surrounding area, Ms. Martin pointed out this is not a half acre lot in a residential subdivision on a residential street. It is an 11 acre tract with frontage on a state and US highway. Although, the property is currently surrounded by residential zoning and uses, other properties nearby have transitioned to commercial. Just over a half mile to the north and half mile to the south are properties zoned Iredell County General Business. The recently built Iredell County Charter Academy and Freedom Homes Sales Center are under a mile away and zoned Town of Troutman Highway Business and over a mile away additional non-residential zoning districts exist both in Iredell County and the Town of Troutman. While there are undeveloped areas between Lowes, the Iredell Charter Academy, and this site; the lay of the land makes this site more conducive to development. This track of land is free from flood plains, stream crossings, and gently slopes towards the highway.

In conclusion, Ms. Martin stated that this is an 11 acre tract on a state and US highway, the zoning regulations in HB protect adjacent residential properties, and the most intensive uses require a special use permit to further alleviate neighboring concerns. Staff and the Planning Board recommend rezoning this property to Town of Troutman Highway Business.

a. Call for Public Hearing

Mayor Young Opened the Public Hearing

Mr. Kevin Smith, area resident spoke in opposition of the rezoning voicing concerns of the possible use that could allowed in the HB district, along with concerns of the appearance of the proposed structure.

Mr. Bert Gowens, area resident spoke in opposition of the proposed rezoning sharing that in Mooresville's 2030 Plans reflect that the property located south, adjacent to Westmoreland Road and across Hwy 21 remain Residential and moving forward with the rezoning will upset the demeanor of the existing surrounding neighborhoods and that Iredell County has denied rezoning of the property twice. He stated that within ½ mile in both directions of the intersection of Westmoreland Road and US Hwy 21 there are approximately 293 homes; individuals of Iredell County that have no representation on this Council. Mr. Gowens read aloud a summary judgement issued by NC Supreme Court in regards to the Town of Denton and an article from the Statesville Record and Landmark regarding Troutman's Planning Board meeting in January in efforts to show lack of representation. He stated that he has collected 90 signatures petitioning council to vote no on the rezoning to HB.

Mr. Thomas Adams, Westmoreland Road resident also spoke in opposition of the rezoning.

Mr. John Kinley, Equity Commercial Properties representing the property owner spoke in favor of rezoning to Highway Business stating that due to the Sutter's Mill development, there is currently police and fire protection in the area. He also stated that the reason the county denied rezoning is because at the time of the request, the county did not have a land use plan. He spoke of the potential tax value to Troutman if rezoned to HB.

Mr. Mark Robinson, Lincoln County storage facility owner spoke in favor of the proposed rezoning commenting that storage facilities are of need in this area. He spoke of storage units having low traffic impact, today's aesthetics of unit structures and the providing of jobs, and assured Council and the community that there will be no illegal activity or potential threat. Council member Williams requested pictures of the facility proposed.

Planning Director Martin explained that the request tonight is a standard straight rezoning to potentially Highway Business and if the property owner wants to pursue the use as mini-storage, the use would require a Special Use Permit that would go before the Board of Adjustment at which time conditions could be added. In addition to potential conditions by the Board of Adjustment, the design of the facility will be presented to the Town's Design Review Board (DRB), and then to Council for final approval.

Ms. Sherry Plyer, Westmoreland Road resident spoke wildlife and traffic concerns.

Attorney Clark Tew, representing Pruitt Development Corporation addressed Council in efforts to refocus on the rezoning verses the proposed use reiterating that the Town's 2035 Plan as well as Iredell County's 2035 Plan calls for the corridor to be developed commercially making the compatibility of the proposed rezoning with both plans very clear. The process to work towards the Town's 2035 Plan has to start somewhere. He spoke regarding the benefits of commercial zoning to the surrounding properties, such as easy access, traffic and road improvements on Hwy 21. Attorney Tew also focused on the uses that are proposed in the HB district not being uses of nuisance. In conclusion, he noted that there are commercial stables located just beyond the proposed property and the Sutter's Mill development that is zoned Town Residential/medium density shows intent of behalf of the Town that the area/corridor is trending towards commercial use, proposing that rezoning to HB would be a way to kick-start that development.

Ms. Beth Agnew, adjacent property owner spoke in opposition of the proposed HB rezoning read a statement from "Commercial Development Spillover Effect of Residential Values" by the University of Houston stating that commercial development are found to negatively impact residential areas by noise, traffic, excessive night lighting, and aesthetic deterioration. She stated that since the trees have been cut, there is no longer a noise buffer between her property and Hwy 21. Ms. Agnew spoke regarding property value impact requesting that Council consider the risk of decreasing home values in exchange of commercial development.

Attorney Lisa Valdez of Pope McMillian law firm in Statesville spoke in representation of several concerned citizens in opposition of the proposed rezoning addressing the validity of spot zoning. She stated that there is a presumption in the law that legislation zoning action is assumed to be valid based on the authority a Council has; there is no such

presumption with spot zoning. She stated there is a higher scrutiny in instances of spot zoning because of the small area they affect and the government power exercised in making decisions is intended for the greater public interest, not to permit exclusive privileges to one property owner to the detriment of others nor to violate anyone's due process or equal protection rights, town citizens or not and because of that the presumption of validity shifts and the Council has the burden of showing there is a clear and reasonable basis of a decision to rezone to HB. Attorney Valdez continued by stating that Ms. Martin has validated that this is spot zoning, but the clear showing of a reasonable basis has not been answered. She stated the reasons that HB should not be considered is: applicant has requested HB for a specific use, and the 2035 Future Land Use Plan calls for Commercial Interchange, not HB, therefore the use is not compatible to the plan. Ms. Valdez highlighted the following factors of spot zoning:

- Size of tract- The size must be considered in relation to the surrounding parcels.
- Compatibility to the Comprehensive Plan-Consider current zoning of the surrounding area and future land use; water and sewer is not currently available.
- Balancing Benefits and Detriments-have to have more than the benefit to one to the detriment to all.
- Relationship of Uses-Consider the existing surrounding uses to the purposed use. Property is zoned Residential Agricultural (RA), one of the County's most restricted districts, and the proposed HB is the Town's least restricted; surrounding properties are zoned residential..

Attorney Valdez urged Council not to leapfrog development to the detriment of the people in the proposed area, from the commercial that is currently at the interchange, to go a mile to a district of Highway Business; the Town's most restrictive district, at this time. She stated that the Town has 20 years to get there. Ms. Valdez requested that Council rezone the property to a Residential district most like the current zoning.

Mr. Ernest Pruitt, current property owner addressed the Council in disagreement with Attorney Valdez's statements that commercial development would be detrimental to the community. He stated for the record that Ms. Valdez is Iredell County's Attorney. He also noted for the record that the County Commissioners advised that the only reason his commercial rezoning request was not approved was because the county did not have a long term plan at the time and the issue of spot zoning. Not only did the county develop a long term plan, but Troutman did one as well. Mr. Pruitt commented, you have to start somewhere in the development of the plan and the bottom line is that commercial development on Hwy 21 is going to happen. A nice commercial development with balance between residential and commercial can be accomplished. It is up to Council to decide how to balance development.

Ms. Sara Nestler, Cardinal Lane resident stated that at the Planning Board's January Meeting, several members of the Board questioned whether now is the right time for commercial rezoning in a very rural residential area.

Ms. Maritta Overcash, Westmoreland Road resident voiced concerns regarding increased traffic and traffic safety due to site distance on Hwy 21/115.

Mr. Fred Nestler, Cardinal Lane resident also voice traffic concerns along with commenting that the focus of commercial development should be at Exit 42.

Mr. Jeff McCurry area resident requested that Council hear the voices from their community opposing the rezoning of HB.

Council member Bryant commented that Council has heard a lot of information tonight and that he would like to have a period of time to consider all the information before a final decision is made.

Town Attorney Gary Thomas suggested that if it is the Council's desire to review any photographs, that Council close the Public Hearing subject to giving the photographs to the Town Clerk within 5 days.

Mayor Young stated that any other materials/photos are to be submitted to the Town Clerk by the close of business (5pm) next Friday (February 17th).

Mayor Young Closed the Public Hearing

(Public Hearing sign in sheet is attached to and made part of these minutes)
(Copied in full, public hearing notice is attached to these minutes)

b. Tabling of Ordinance 03-17 Titled: “An Ordinance Changing the Zoning Classification of the After Described Property from Iredell County Residential Agriculture (RA) to Town of Troutman Highway Business (HB)”

Council member Henkel asked Town Attorney Gary Thomas how long Council will have to rezone a property once it is annexed. Town Attorney advised that the property will have to be rezoned within 30 days of annexation.

Upon motion by Council member Jablonski, seconded by Council member Bryant, and unanimously carried, approved to table the rezoning until Town Council’s regular scheduled March meeting.

(Copied in full, staff report, proposed Ord. 03-17, P&Z certification of recommendations, property zoning map, Future Land Use Map, Ir. Co. Land Use Map, public hearing notice, and adjacent property owners letter is filed on CD titled: “Town Council Supporting Documents” dated February 6th, and February 9th, 2017 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 20. ADOPTION OF TOWN OF TROUTMAN LOCAL COMPREHENSIVE TRANSPORTATION PLAN REGARDING PROPOSED ROAD IMPROVEMENTS AND CONNECTIONS, (Martin)

Planning Director Erika Martin stated that the Charlotte Regional Transportation Planning Organization in partnership with the NCDOT and requirement of the federal government, is in the process of developing a regional Comprehensive Transportation Plan that will replace the stand alone documents such as ours. Therefore, CRTPO has recommended Towns adopt Local Comprehensive Transportation Plan maps to continue right of way dedications, connections, and planning efforts in their own communities. Accompanying text and alternative mode maps will be presented in the months to come. At the recommendation of the Planning Board, a note stating that “Dedication of new connections of the southwest bypass will not be required until a preferred solution is determined” has been added to the map. Also, per the discussion on Monday, Staff has removed one of the Murdock Road realignments to show Council’s preferred alignment and extended Perry Road to connect to the new alignment. The only other deviation from the Town’s current CTP is inclusion of the Lytton Street connector in which the Town envisioned in 2008. Staff recommends adoption of this map into the 2035 Land Use Plan.

a. Call for Public Hearing

Mayor Young Opened the Public Hearing

No one spoke in favor of or against

Mayor Young Closed the Public Hearing

(Public Hearing sign in sheet is attached to and made part of these minutes)
(Copied in full, public hearing notice is attached to these minutes)

b. Adoption of the Town of Troutman Local Comprehensive Transportation Plan

Upon motion by Council member Henkel, seconded by Council member Williams, and unanimously carried, adoption of Town of Troutman Local Comprehensive Transportation Plan into the 2035 Land Use Plan was approved.

(Copied in full, local Comprehensive Transportation Plan/map and public hearing notice is attached to and made part of these minutes and is filed on CD titled: “Town Council Supporting Documents” dated February 6th, and February 9th, 2017 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 21. APPROVAL OF CRTPO GRANT SUBMITTAL (STP-DA 20% MATCH LETTER), (Martin)

Planning Director Erika Martin stated that CRTPO has opened up a call for transportation projects. At Council's direction Staff prepared three grant submittals which all include acquisition, design, and construction. The first is a downtown sidewalk package, which includes a sidewalk on Talley Road, Wagner Street, and Rumble Street. The second is extension of the Richardson Greenway from Troutman Elementary School to Jacobs Woods, and the third submittal is the Lytton Street connector from West Church Street to Wagner Street. In order to apply for grant funds, the Town Council must commit to a Town match, the minimum being 20%. Because the match is directly tied to scoring, Staff recommends a 38% match for the downtown sidewalk package, a 20% match for the Richardson Greenway South, and a 31% match for the Lytton Street connector. (Total funding of \$972,419) Cost to be spread over a 10 year period.

a. Consider Resolution 05-17 Titled: *"Town of Troutman Resolution of Funding Commitment for Lytton Street Connector from West Church Street to Wagner Street"*

Upon motion by Council member Williams, seconded by Council member Jablonski, and unanimously carried, approved Resolution 05-17 titled: *"Town of Troutman Resolution of Funding Commitment for Lytton Street Connector from West Church Street to Wagner Street"* with a Town match of 31%.

b. Consider Resolution 06-17 Titled: *"Town of Troutman Resolution of Funding Commitment for Downtown Troutman Sidewalks"*

Council member Jablonski asked that Planning Director Martin to explain what streets are involved in the downtown sidewalks project.

Ms. Martin stated that sidewalks will go from the dental office to the middle school on Rumble Street; from the Dollar General to past the Post Office on Wagner Street; and on Talley Street, from Advance Auto Parts to West Avenue.

Upon motion by Council member Troutman, seconded by Council member Jablonski, and unanimously carried, approved Resolution 06-17 titled: *"Town of Troutman Resolution of Funding Commitment for Downtown Troutman Sidewalks"* with a Town match of 38%.

Council member Bryant commented that the sidewalk project been a priority for a long time and is necessary for the public's safety.

c. Consider Resolution 07-17 Titled: *"Town of Troutman Resolution of Funding Commitment for Richardson Greenway South to Jacobs Woods"*

Planning Director Erika Martin stated that the greenway will be asphalt and 10' wide, and the sidewalk will be of concrete and 4-5' in width.

Upon motion by Council member Jablonski, seconded by Council member Henkel, and unanimously carried, approved Resolution 07-17 titled: *"Town of Troutman Resolution of Funding Commitment for Richardson Greenway South to Jacobs Woods"* with a Town match of 20%.

(Copied in full, Resolution 05-17 is filed in Resolution Book IV, Page 5)

(Copied in full, Resolution 06-17 is filed in Resolution Book IV, Page 6)

(Copied in full, Resolution 07-17 is filed in Resolution Book IV, Page 7)

(Copied in full, Resolutions 05-17, 06-17, 07-17, cost estimates, and project designs is filed on CD titled: "Town Council Supporting Documents" dated February 6th, and February 9th, 2017 in CD Book #1 titled: "Town Council Supporting Documents")

ITEM 22. COMMENTS FROM MAYOR AND TOWN COUNCIL

Mayor Young read aloud a letter by resident Gordon Palmer to Police Chief Selves dated January 18, 2017 thanking and commending the Chief and Police Department for what they do.

ITEM 23. COMMENTS FROM TOWN MANAGER

Justin E. Longino, Town Manager:

- Citizen of the Year and Organization of the Year nomination forms are available at Town Hall and Town website. Citizen of the Year does not have to live within the Town limits, and the Organization of the Year can be non-profit or for-profit. Deadline to submit nomination forms is March 24th.

ITEM 24. CALL FOR CLOSED SESSION PURSUANT TO NCGS 143-318.11(a)(4) TO DISCUSS ECONOMIC DEVELOPMENT

Mayor Young called for a closed session pursuant to NC General Statute 143-318.11(a)(4) to discuss economic development.

Upon motion by Council member Bryant, seconded by Council member Henkel, and unanimously carried, approved to hold a closed session pursuant to NCGS 143-318.11(a)(4) to discuss economic development.

Mayor Young opened the closed session.

Along with Town Council, Mayor Young asked that Town Manager, Justin Longino; Town Clerk, Kimberly Davis; Planning Director, Erika Martin; Finance Director, Steve Shealy; and Town Attorney Gary Thomas attend the Closed Session.

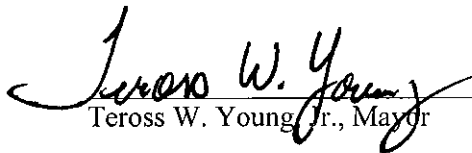
MINUTES OF CLOSED SESSION HAVE BEEN SEALED UNTIL SUCH TIME PUBLIC INSPECTION WILL NO LONGER FRUSTRATE THE PURPOSE OF THE CLOSED SESSION

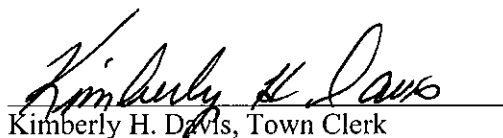
Reconvene Open Session

Upon motion by Council member Henkel, seconded by Council member Williams, and unanimously carried, approved to close the close session and reconvene the open session.

ITEM 25. ADJOURNMENT

Upon motion by Council member Troutman, seconded by Council member Williams, and unanimously carried, the February 09, 2017 Town Council meeting was adjourned at 10:06 pm.


Teross W. Young Jr., Mayor


Kimberly H. Davis, Town Clerk

